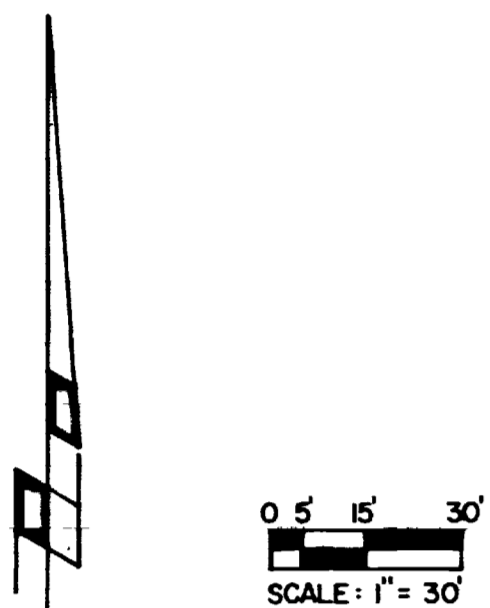
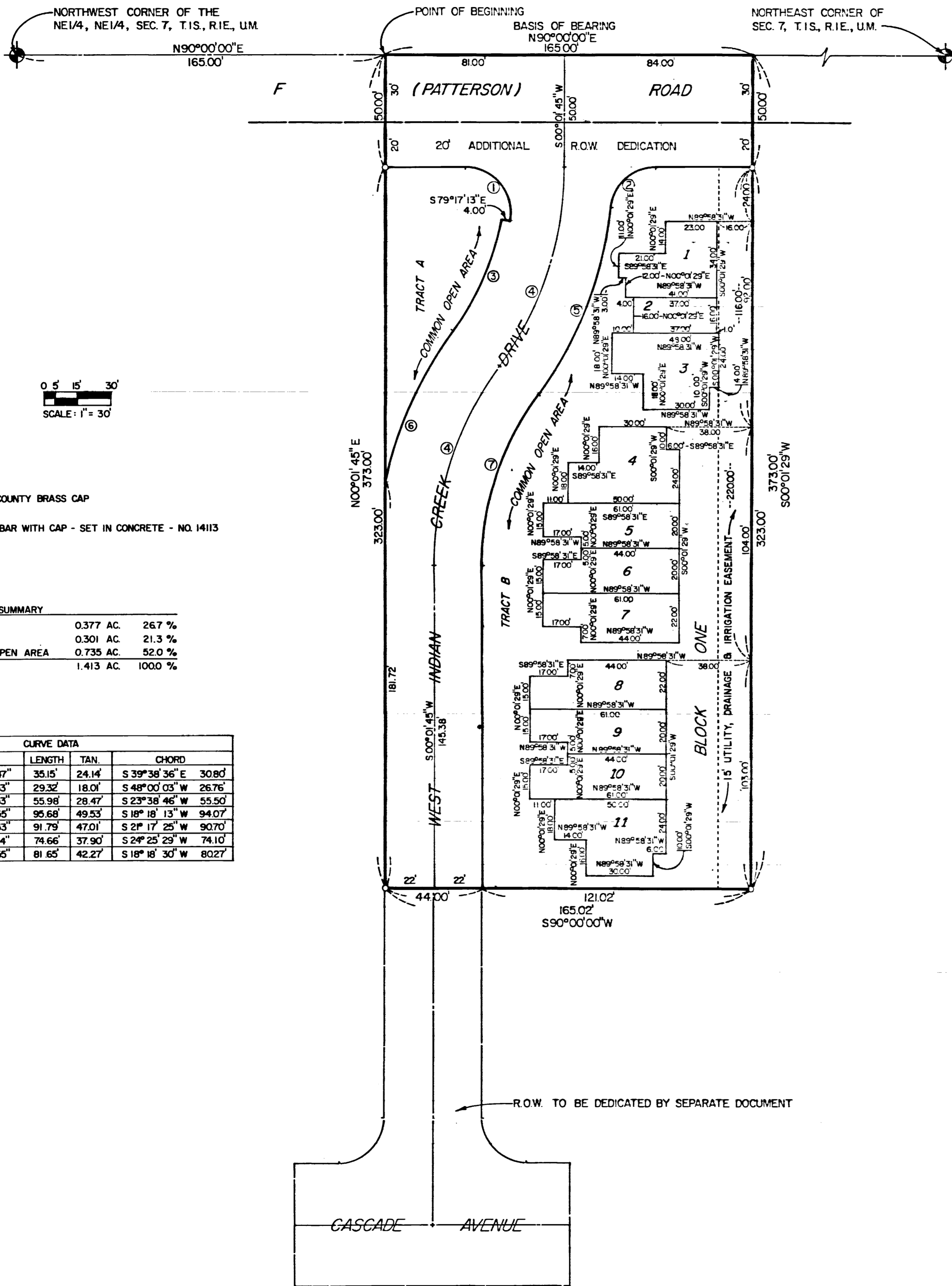


PEPPERIDGE - FILING NO. ONE

A PLANNED UNIT DEVELOPMENT



MESA COUNTY BRASS CAP
 ○ 5/8" REBAR WITH CAP - SET IN CONCRETE - NO. 14113

AREA SUMMARY

STREETS	0.377 AC.	26.7 %
LOTS	0.301 AC.	21.3 %
COMMON OPEN AREA	0.735 AC.	52.0 %
TOTAL	1.413 AC.	100.0 %

CURVE DATA

NO.	RADIUS	Δ	LENGTH	TAN.	CHORD
1	20.00'	100°42'47"	35.15'	24.14'	S 39°38'36" E 30.80'
2	20.00'	85°59'53"	29.32'	18.01'	S 48°00'03" W 26.76'
3	124.00'	25°51'53"	55.98'	28.47'	S 23°38'46" W 55.50'
4	150.00'	36°32'55"	95.68'	49.53'	S 18°18'13" W 94.07'
5	172.00'	30°34'33"	91.79'	47.01'	S 21°17'25" W 90.70'
6	176.00'	24°18'14"	74.66'	37.90'	S 24°25'29" W 74.10'
7	128.00'	36°32'55"	81.65'	42.27'	S 18°18'30" W 80.27'

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sundance Builders, Inc., is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, being located in the E1/4 of the NE1/4 NE1/4 of Section 7, T.1 S., R.1 E., Ute P.M.; and being more specifically described as follows:

Beginning at a point which bears N.90°00'00"E. 165.00 feet from the Northwest Corner of the NE1/4 NE1/4 of Section 7, T.1 S., R.1 E., Ute P.M.; thence N.90°00'00"E. 165.00 feet along the North line of the NE1/4 NE1/4 of said Section 7 to the East line of the NE1/4 NE1/4 of said Section 7; thence S.00°01'29"W. 373.00 feet along the East line of said NE1/4 NE1/4 of said Section 7; thence S.00°00'00"W. 165.02 feet; thence N.00°01'45"W. 373.00 feet to the point of beginning containing 1.413 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Pepperidge, Filing No. 1, a Planned Unit Development, a Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. Such easements shall also include access across such portions of the common area to individual lots as might be needed to install and maintain service.

That said owner in recording this plat of Pepperidge, Filing No. 1, has dedicated certain areas of land as Tract "A" and Tract "B" in which the intent of said Tract "A" and Tract "B" is for the use of the homeowners of said filing for access, recreation and other related activities. The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Pepperidge Subdivision, Filing No. 1, as more fully provided in the Declaration of Covenants, Conditions, and Restrictions, applicable to Pepperidge, Filing No. 1, recorded at the Mesa County Clerk and Recorder's Office for Mesa County, Colorado. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

In witness whereof said owner has caused his name to be hereunto subscribed this 21st day of May, 1981.

Douglas M. Fassbinder
 Douglas M. Fassbinder, President

STATE OF COLORADO)
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 21st day of May, A.D., 1981, by Douglas M. Fassbinder. My commission expires: February 10, 1985.

Barbara J. Grieb
 Notary Public



This plat of Pepperidge, Filing No. 1, a Planned Unit Development, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 29th day of FEBRUARY, A.D., 1981, by:

James E. Wysocki
 City Manager
Shirley C. Graham
 Chairman, Grand Junction City Planning Commission
Ronald P. Rich
 Grand Junction City Engineer

Frank M. Dunn by *J. W.*
 President of Council
Mark Ebert
 City Planner

STATE OF COLORADO)
 COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 4:37 P.M. on this 8th day of June, 1981, as duly recorded in Book 12, Page 374, of the Grand Junction, Colorado, Records, Fee \$ 10.00.

Earl Sawyer
 County Clerk

I, Wayne H. Lizer, do hereby certify that the survey of the subdivision, PEPPERIDGE FILING NO. 1, was made under my supervision and that the plat describes said subdivision.



Wayne H. Lizer - May 1, 1981
 Wayne H. Lizer
 P.E. and L.S. No. 14113

This Planned Development is subject to, and regulated by, certain conditions of approval and/or restrictive covenants. Covenants are recorded in Book 1317, Page 503-512. Other requirements or conditions may be checked with the approving agency.

PEPPERIDGE-FILING NO. ONE
A PLANNED UNIT DEVELOPMENT

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
 576 25 ROAD UNIT EIGHT 241-1129
 GRAND JUNCTION, COLORADO